

Requirements for Transmission Service Center Huntsville, Alabama

In addition to the requirements listed herein, please review and respond to the following important documents located on www.tva.com or available through the contact listed on the Response Form:

- Newspaper Advertisement
- Lease and Exhibits A, B and C
- Map
- Allowance (Lease Attachment I)
- Response Form

Geographical Bounds:

Commercial and industrial property locations which generally reside as far West as along State Route 255 (Rideout Rd.), as far North as along Winchester Road, as far East to Naugher Road, and as far South as US 72/I-565. See attached map.

Size/Site:

Existing locations between 8,000 and 9,000 gross square feet of office space with a potential for efficient layout as shown in Exhibit B will be considered. Build-to-suit locations should be based on 8,000 gross square feet of office space. Additional facilities which should be located inside a fenced yard area include approximately 4,600 gross square feet of high bay garage and shop space with approximate outside gross dimensions of 77 feet x 75 feet as well as a 30 feet x 50 feet covered shed (or functionally similar space). A minimum clearance height of 14 feet is required on the high bay garage space. The fenced area should have a motorized/sensor slide entry/exit gate, to accommodate a turning radius for large trucks and contain 10 paved parking spaces.

Interior/Exterior finishes:

Quality commercial grade construction is required per specifications. Refer to Lease and Exhibits A, B and C.

Term:

120 months with early termination options. TVA prefers occupancy no later than June 1, 2006. The actual occupancy date will be negotiated with Lessor.

Services:

Only responses for a FULL SERVICE LEASE will be considered. TVA will make no payments towards taxes, insurance, utilities or other expenses. All property and maintenance services must be provided by Lessor. TVA will pay for its data and voice communication circuits.

Tenant Improvement Allowance:

Attachment I to the Lease outlines an unrestricted move and improvement allowance that TVA may require from the Lessor. In addition to the Full Service rental rate, indicate on the Response Form the payback on a per square foot per year basis for an allowance of \$150,000, as well as the proposed amortization period.

Parking:

A minimum of 46 paved and striped parking spaces are required adjacent to the property with 10 of the spaces to be located as specified above. Parking and fenced yard areas must accommodate heavy truck traffic up to 3-axes, 20,000 gross vehicle weight.

Voice/Data Connectivity:

Availability of broadband service is required though DSL or T-1 lines.

Utilities:

Municipal water supply, electric and telephone. An emergency generator will be required with adequate liquid propane gas to run the entire facility for a minimum of 48 hours.

Code Requirements:

Lessor must meet all code requirements as specified in the Lease.

Evaluation Criteria:

Value to TVA

Location

Amenities

Experience of Developer/Lessor